



PLANNING COMMISSION AGENDA

LEE BRAND, Chair

Commission Members
CHARLES VANG, Vice Chair
NUEL BROWN
NAT DIBUDUO
HAL KISSLER

Planning and Development
Director/Secretary
NICK P. YOVINO

Deputy City Attorney
KATHRYN C. PHELAN

The Planning Commission welcomes you to this meeting.

October 20, 2004

Wednesday

6:00 p.m. to 9:30 p.m.

COUNCIL CHAMBER

2600 FRESNO STREET

The meeting room is accessible to the physically disabled, and the services of a translator can be made available. Requests for additional accommodations for the disabled, signers, assistive listening devices, or translators should be made one week prior to the meeting. Please call Planning and Development staff at 621-8277.

Metered parking is in effect throughout the downtown area. The general public wishing to attend a Planning Commission meeting at City Hall may park after 5 p.m. in the parking lot at the northeast corner of Tulare and P Streets or in the parking lot east of City Hall across the railroad tracks. Both parking lots have entrances from Tulare Street, and parking restrictions have been relaxed in these lots for those in attendance at the Planning Commission meeting.

I. ROLL CALL

II. PLEDGE OF ALLEGIANCE

III. PROCEDURES

In accordance with Section 13 of Article 2 of the Planning Commission Rules and Regulations governing length of public debate, all testimony given will be limited to five minutes per person. The three lights on the podium next to the microphone will indicate the amount of time remaining for the speaker. The green light will be turned on when the speaker begins. The yellow light will come on with a soft bell ring when one minute is remaining. The speaker should be completing the testimony by the time the red light comes on with a final bell indicating that time has expired.

If you challenge these land use matters in court, you may be limited to raising only those issues you or someone else raised in oral or written testimony at or before the close of the hearing.

For each matter considered by the Commission, there will first be a staff presentation, followed by a presentation from the project applicant. Testimony from supporters of the project will then be taken, followed by testimony from those in opposition. The applicant will have the right to a final rebuttal presentation prior to closing the public hearing.

IV. AGENDA APPROVAL

- A. Consent Calendar Requests
- B. Continuance Requests
- C. Other Agenda Changes

V. CONSENT CALENDAR

All Consent Calendar items are considered by the Planning Commission to be routine and will be enacted in one motion. There will be no separate discussion of these items unless requested, in which event the items will be removed from the Consent Calendar and considered prior to approval of the Consent Calendar. If any member of the public wishes to have a specific item removed for discussion, be present when the meeting is called to order and the Chair announces the Consent Calendar. Commission approval of Consent Calendar items for which there is no discussion shall constitute adoption of the staff recommendation.

A. Minutes

B. Communications

C. Entitlements

1. Continued consideration of rescission of Planning Commission action of October 17, 2001, approving Conditional Use Permit Application No. C-00-181 (West Coast Waste, Inc., filed by Dennis Balakian) as required by order of the Fifth District Court of Appeal that the Planning Commission void, rescind, vacate, and set aside approval of this special permit.

VI. REPORTS BY COMMISSIONERS

- A. Report on advertising on Fresno Area Express buses (Bruce Rudd, Director of Transportation).

VII. CONTINUED MATTERS

VIII. NEW MATTERS

- A. Consideration of Conditional Use Permit Application No. C-04-153, Vesting Tentative Tract Map No. 5205/UGM and environmental findings, filed by Copper River Ranch for 574 acres of property located on the north side of Copper Avenue between North Friant Road and North Willow Avenue.
1. Environmental Assessment No. C-04-153, T-5205, determination of Initial Study to file a Mitigated Negative Declaration.
 2. Conditional Use Permit Application No. C-04-153, proposes to establish a set of development standards with respect to the overall Project 'Theme' such as landscaping, signage, street furniture and lighting, project trails and architectural theme; Community Services; Copper River Policies dealing with residential density transfers, mixed use development, commercial parking, neighborhood electric vehicles and water well sites; Issues regarding circulation/transportation, maintenance, urban growth management, development agreement. The conditional use permit will also allow for reduced lot sizes in specified areas of the subdivision and modified street design standards for several streets within the Copper River Ranch project area.
 3. Vesting Tentative Tract Map No. 5205/UGM, proposes to subdivide the entire 574-acre site into an 823-lot single family residential planned development subdivision within eight (8) single family villages with 45 outlots for future multiple family residential development, open space and commercial uses.
 - Woodward Park Community Plan Area
 - Council District 6 (Councilmember Duncan)
 - Staff Member: Michael Sanchez
 - Staff Recommendation: Approve conditional use permit application and vesting tentative tract map
 - May be considered by City Council
- B. Consideration of Rezone Application No. R-04-26, Site Plan Review Application No. S-04-116 and environmental findings, filed by Thurston L. Hadley, Jr., for 0.26 acres of property located on the north side of West Elgin Avenue, between North Everest and North Josephine Avenues, within the Herndon Townsite.
1. Environmental Assessment No. R-04-26, S-04-116, determination of Initial Study to file a Finding of Conformance with MEIR No. 10130 for the 2025 Fresno General Plan.
 2. Rezone Application No. R-04-26, proposes to rezone the subject site from the R-A/UGM (*Single Family Residential/Urban Growth Management*) zone district to the R-2/UGM (*Low Density Multiple Family Residential/Urban Growth Management*) zone district.
 3. Site Plan Review Application No. S-04-116, proposes to construct a triplex with one attached garage per unit.
 - Bullard Community Plan Area
 - Council District 2 (Councilmember Calhoun)
 - Staff Member: Sara Gerster
 - Staff Recommendation: Refer item back to staff to be rescheduled and renoticed

VIII. NEW MATTERS – Continued

- C. Consideration of Vesting Tentative Tract Map No. 5359/UGM, proposing the conversion of the “Boston Village” apartment complex to a condominium project filed by Walter A. Melton, for development of 1.46 acres located on the north side of West Herndon Avenue between North Fruit and North West Avenues.
1. Environmental Assessment No. T-5359, determination of a Categorical Exemption from the requirements of CEQA.
 2. Vesting Tentative Tract Map No. 5359/UGM, a one-common lot subdivision for conversion to a condominium project.
 - Bullard Community Plan Area
 - Council District 2 (Councilmember Calhoun)
 - Staff Member: Paul Bernal
 - Staff Recommendation: Recommend Approval
 - Will be considered by City Council
- D. Consideration of an appeal of the Planning and Development Director’s approval of Site Plan Review Application No. S-04-111 and environmental findings, filed by Cossette Investment, Co., Inc., for 3.53 acres located on the southeast corner of North Marty and West Ashlan Avenues.
1. Environmental Assessment No. S-04-111, determination of Initial Study to file a Finding of Conformance with MEIR No. 10130 for the 2025 Fresno General Plan.
 2. Site Plan Review Application No. S-04-111, proposes to construct three office/warehouse buildings on property zoned C-M (*Commercial and Light Manufacturing*) zone district.
 - Fresno High-Roeding Community Plan Area
 - Freeway 99-Golden State Corridor Redevelopment Plan Area
 - Council District 1 (Councilmember Boyajian)
 - Staff Member: Dawn Marple
 - Staff Recommendation: Deny the appeal; Uphold the Director’s Approval
 - May be considered by City Council

VIII. NEW MATTERS – Continued

- E. Consideration of Vesting Tentative Tract No. 5368 and Rezone Application No. R-04-52, filed by Highland Partners, Inc., for the development of 9.71 acres located on the northeast corner of North Polk Avenue and the West Indianapolis Avenue Alignment.
1. Environmental Assessment No. R-04-52, T-5368, determination of Initial Study to file a Finding of Conformance with MEIR No. 10130 for the 2025 Fresno General Plan.
 2. Vesting Tentative Tract No. 5368, a 39-lot single family residential subdivision.
 3. Rezone Application No. R-04-52, proposes to rezone the subject property from the AE-5/UGM (*Exclusive Five Acre Agricultural/Urban Growth Management*) zone district to the R-1/UGM (*Single Family Residential/Urban Growth Management*) zone district.
 - West Area Community Plan Area
 - Council District 2 (Councilmember Calhoun)
 - Staff Member: Arnaldo Rodriguez
 - Staff Recommendation: Approve tentative tract map; Recommend Approval of rezone application
 - Will be considered by City Council (Rezone Application only)
- F. Consideration of Rezone Application No. R-04-45 and environmental findings, filed by Vincent and Klytia Palmo, for 4.58 acres located on the north side of West McKinley Avenue, between North Woodson Avenue and State Route 99.
1. Environmental Assessment No. R-04-45, determination of Initial Study to file a Finding of Conformance with MEIR No. 10130 for the 2025 Fresno General Plan.
 2. Rezone Application No. R-04-45, proposes to rezone the subject property from the C-M (*Commercial and Light Manufacturing*) zone district to the M-1 (*Light Manufacturing*) zone district.
 - West Area Community Plan Area
 - Council District 3 (Councilmember Sterling)
 - Staff Member: Arnaldo Rodriguez
 - Staff Recommendation: Recommend Approval
 - Will be considered by City Council

VIII. NEW MATTERS – Continued

- G. Consideration of Rezone Application No. R-04-53 and environmental findings, filed by Harold Manselian, for 0.39 acres located on the south side of West Clinton Avenue between North Channing Way and North West Avenue.
1. Environmental Assessment No. R-04-53, TPM-2004-17, determination of Initial Study to file a Finding of Conformance with MEIR No. 10130 for the 2025 Fresno General Plan.
 2. Rezone Application No. R-04-53, proposes to rezone the subject property from the R-P (*Residential and Professional Office*) zone district to the R-1 (*Single Family Residential*) zone district.
 - Fresno High-Roeding Community Plan Area
 - Council District 1 (Councilmember Boyajian)
 - Staff Member: Bonique Salinas
 - Staff Recommendation: Recommend Approval
 - Will be considered by City Council
- H. Consideration of Tentative Tract Map No. 5315/UGM, Conditional Use Permit Application No. C-04-179 and environmental findings, filed by Lars Andersen and Associates, on behalf of owners Valley Pacific Builders, Inc., and Richard S. Burford, pertaining to approximately 9.08 acres of R-1/UGM (*Single Family Residential District/Urban Growth Management Area*) zoned land located on the northwest side of North Salinas Avenue, between north Figarden Drive and West Jacquelyn Avenue (north of West Shaw Avenue), comprising APN 509-020-03 and the acreage covered by APN 509-020-02.
1. Environmental Assessment No. T-5315, C-04-179, determination of Initial Study to file a Finding of Conformance with MEIR No. 10130 for the 2025 Fresno General Plan.
 2. Tentative Tract Map No. 5315/UGM, proposes to subdivide 4.13 acres of the overall property (APN 509-020-03) into 21 single family residential lots at a density of 5.08 units per acre.
 3. Conditional Use Permit Application No. C-04-179, proposes to establish Tract No. 5315/UGM as a planned unit development with specified home designs and gated private streets, in addition to adding gates to the planned unit development subdivision on the abutting 4.95 acres to the northeast (previously approved on APN 509-020-02 as Tract No. 5184).
 - Bullard Community Plan Area
 - Council District 2 (Councilmember Calhoun)
 - Staff Member: Sandra Brock
 - Staff Recommendation: Approve subject to conditions
 - May be considered by City Council

VIII. NEW MATTERS – *Continued*

- I. Consideration of Text Amendment No. TA-04-02 and environmental findings, initiated by the Planning and Development Department Director related to the temporary waiver of a UGM Fire Service Development Restriction (Section 12-4.508-E-2 of the Fresno Municipal Code).
 1. Environmental Assessment No. TA-04-02, determination that pursuant to CEQA Guidelines, there is No Possibility of a Significant Adverse Effect upon the environment.
 2. Text Amendment No. TA-04-02, as described above.
 - Citywide Application
 - Staff Member: David Stiglich
 - Staff Recommendation: Recommend Approval
 - Will be considered by the City Council

IX. REPORT FROM SECRETARY

X. UNSCHEDULED ORAL COMMUNICATIONS

You may address the Planning Commission at the conclusion of the Commission meeting regarding matters of public interest that are not listed on the agenda and that are within the Commission's jurisdiction. Please be present at the conclusion of the meeting if you wish to be heard. Anyone wishing to be placed on the Planning Commission agenda should contact the Planning and Development Department, (559) 621-8277, at least 10 days before the desired appearance date.

XI. ADJOURNMENT